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Attorneys for JPMorgan Chase Bank, National Association

**UNITED STATES BANKRUPTCY COURT**  
**EASTERN DISTRICT OF CALIFORNIA – SACRAMENTO DIVISION**

In re  
6056 SYCAMORE TERRACE LLC,  
  
Debtor.

Case No. 13-34541

D.C. No [CAH-4]

Chapter 11

**DECLARATION OF CHRISTOPHER  
MCDERMOTT IN OPPOSITION TO  
DEBTOR'S MOTION TO VALUE  
COLLATERAL**

**Property Address:**

6056 Sycamore Terrace,  
Pleasanton, CA 94566

**Hearing:**

Date: January 21, 2014  
Time: 10:00 A.M.  
Place: U.S. Bankruptcy Court  
501 I Street, Sacramento, CA  
Courtroom 28, Department A

I, Christopher McDermott, declare:

1. I am over the age of 18 and am employed as an Associate Attorney by Pite Duncan, LLP (“**Pite Duncan**”), attorneys for JPMorgan Chase Bank, National Association (“**Chase**”) in this proceeding. I am a member in good standing of the State Bar of California. I have personal

1 knowledge of the matters set forth in this declaration and, if called upon to testify, could and would  
2 competently testify thereto.

3       2.       On December 16, 2013, I attended the initial § 341(a) Meeting of Creditors and  
4 Equity Security Holders (the “§ 341(a) Meeting”) of 6056 Sycamore Terrace LLC (“Debtor”). At  
5 the § 341(a) Meeting, Hossein F. Bozorgzad (“Borrower”), as managing member of Debtor, testified  
6 that the Debtor’s valuation of the real property located at 6056 Sycamore Terrace, Pleasanton, CA  
7 94566 (“Property”) listed in the Debtor’s Schedules is based on an appraisal obtained by Chase  
8 during one of the Debtor’s prior loan modification efforts. Borrower stated that he spoke with the  
9 appraiser who conducted the prior appraisal who informed the Borrower of the Property’s value.

10       I declare under penalty of perjury that the foregoing is true and correct and that this  
11 declaration was executed at Sacramento, CA on January 6, 2014.

12                               Respectfully submitted,

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14                               PITE DUNCAN, LLP

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16                               CHRISTOPHER MCDERMOTT

17                               Attorneys for Creditor, JPMorgan Chase Bank, N.A.  
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